



17-178PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R, 2R, and 3, Block A of the Chestnut Commons Addition, Located at the Northeast Corner of Virginia Street and Chestnut Street

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 9, 2018

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager

APPLICATION SUBMITTAL DATE: June 16, 2017 (Original Application)
August 10, 2017 (Revised Submittal)
August 24, 2017 (Revised Submittal)
January 4, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final replat with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions Preliminary-Final Replat Checklist, attached.

ITEM SUMMARY: The applicant is proposing to subdivide two lots into three lots, Lot 1R (approximately 0.272 acres), Lot 2R (approximately 0.265 acres), and Lot 3 (approximately 0.636 acres). An existing retail/office building operates on proposed lots 1R and 2R. The applicant has indicated that Lot 3 will be used to construct a structured parking garage.

PLATTING STATUS: The subject property is currently platted as Lots 1 and 2, Block A of the Chestnut Commons Addition. Subsequent to the approval of the preliminary-final replat, a record plat, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"MTC" - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Parking Lot
North	"MTC" - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Thomason Tire
South	"MTC" - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Retail/Office Building, Comedy Arena
East	"MTC" - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Best Price Auto Group
West	"MTC" - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Offices

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Street, 60' Right-of-Way, Pedestrian Priority "A" Street
Chestnut Street, 40' Right-of-Way, Pedestrian Priority "B" Street
Herndon Street, 40' Right-of-Way, Service Street

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Not Required
Hike and Bike Trails: Not Required
Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer
Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and

approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map & Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[PowerPoint Presentation](#)